

TOQUERVILLE CITY COUNCIL
City Council Regular Meeting
September 8, 2016 - 6:00 p.m.
Held at 212 N. Toquerville Blvd, Toquerville Utah



Present: Mayor-Darrin LeFevre; Councilmembers-Paul Heideman, Brad Langston, Ty Bringhurst, Keen Ellsworth, Mark Fahrenkamp; Planning Commission Chair Mike Ruesch, Staff: Public Works Director Lance Gubler, Engineer Karl Rasmussen, Treasurer June Jeffery, Recorder Dana McKim; Public-Jackson Ream, Douglas Wilson, Mark Stotlar, Manning Butterworth

A. CALL TO ORDER:

1. Call to Order: Mayor Darrin LeFevre; Pledge of Allegiance: Paul Heideman; Invocation: Mayor LeFevre
2. Disclosures and Declarations of Conflict from Council Members
None
3. Requests for Statements of Belief from Anyone Present
None

B. CONSENT AGENDA:

Review and possible approval of CC Work Meeting Minutes from August 4, 2016 and of CC Regular Meeting Minutes from August 11, 2016
Review and possible approval of City Expenditures from August, 2016

Motion to approve meeting minutes and city expenditures from August 2016 made by Councilmember Keen Ellsworth, second by Mark Fahrenkamp. Motion was unanimous.

C. PUBLIC FORUM:

No comments

D. BUSINESS:

1. Discussion and Possible Approval on a Conditional Use Permit Application submitted by Doug Wilson of the Washington County Water Conservancy District for an Extraction Permit in the area of Anderson Junction, near Interstate 15. Tax ID #T-3-0-27-132. Zoning is MU-20. Planning Commission recommended approval (5-0):
Doug Wilson reported the majority of studies have been completed at this time. Historical issues have been documented and are being addressed. Current negotiations with the Army Corp of Engineer are taking place. They are approximately 6 months out until this project will be set into motion. A recreation plan with Toquerville is needed for this plan since the environmental plan is contingent on that agreement. The pipeline part of the project will move quickly but the dam will take some time. Excavation was carefully done and studied. There are no active faults in the area. Basalt will be used for the face of the dam as well as lava for the outside cap. The core of the dam will be clay. Roger Watters is the only property owner involved in the surrounding area to the reservoir. Agreements with Watters are being finalized. Watters is in favor of this project. The original recreation plan will need to be modified. The circumference of the reservoir was measured at 5K. This will allow 5K runs and other recreational benefits.



Heath Snow entered at 6:12 pm

Motion to approve the extraction permit submitted by Washington County Water Conservancy District made by Councilmember Brad Langston, second by Councilmember Keen Ellsworth. Motion was unanimous.

2. Discussion and Possible Approval on a Conditional Use Permit Application submitted by Jerry Eves for an Electrical/Natural Gas Combined Cycle Generator. Work site located in the area of the Browse Exit, on the West side of I-15, (Sectional Lot 10, a portion of Sectional Lots 11 and 14, Section 11, Township 40 South, and Range 13 West). Planning Commission recommended approval (5-0). Further discussion of the Developmental Agreement with the Jerry Eves' projects and the City of Toquerville:

Mayor asked Eves for a developmental agreement to be implemented on the three projects. Attorney Snow requested Jerry Eves propose a methodology to create a fee or obligation where the city receives money received thru the energy tax for all three entities of Wind, Solar, and Natural Gas. It would be productive to schedule a meeting with Heath Snow, Mike Vercimak, SITLA, and Jerry Eves.

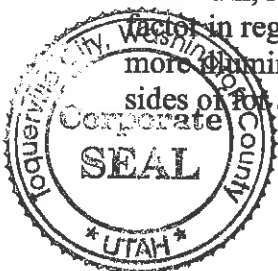
Motion by Councilmember Langston to table this item, second by Bringhurst. Motion was unanimous.

3. Discussion and Possible Approval on a Preliminary Plat Application submitted by Nicole Ream, Sanpete Investors LLC. for development of Phase II in Trail Ridge Estates. Planning Commission recommended approval (5-0):

Bringhurst did speak with Mike Vercimak and the park amenities will be identified at the final plat phase. Attorney Snow recommended council approve this permit with an added condition that at the time of final plat application, construction details will be included to depict the park improvements that comply with the developmental agreement. The Developmental Staff conditions were read by Councilman Mark Fahrenkamp. There is an agreement with Interstate Rock to remove the boulders to create an exit in case of an emergency.

Councilmember Fahrenkamp motioned to approve the preliminary plat application with the conditions set forth by the Developmental Staff, second by Councilmember Heideman. Motion was unanimous.

4. Discussion and Possible Approval of Ordinance 2016.05 LED Lighting Ordinance: Councilmember Bringhurst requested to table this item until October. Mike Ruesch will return back from LED conference in Seattle, WA and hopefully give some new ideas and revisions of this ordinance. Mayor wanted the council to know that Springdale agreed to the 3500 K as a minimum, rather than 2700K. Councilmember Keen Ellsworth asked if safety is an important factor in regards to night lighting. Discussion ensued of whether or not it is dangerous to have more illumination or less light at night. It was decided that it is a matter of education on both sides of for and against more light.



Motion to table this item until next month made by Councilmember Ellsworth, second by Councilmember Bringhurst. Motion is unanimous.

5. Discussion and Possible Approval of Resolution 2016.16 – 2016 Master City Parks Plan Adoption:

Mark Fahrenkamp asked if the Toquerville Reservoir Recreation plan needs to be included in the Master City Parks Plan. Mayor LeFevre stated Toquerville City doesn't have the time or resources to maintain the reservoir area at this time.

Motion to adopt the Master Parks Plan by Councilmember Bringhurst, second by Councilmember Ellsworth. Motion is unanimous.

E. COUNCIL REPORTS AND CITY DEPARTMENTS

Attorney Heath Snow:

Spoke about the Viega Pipe failure agreement. Documentation needs to be provided on each area and each time pipe was taken out of the ground. Gubler stated that every house has a 8-10 feet whip from each house where it will eventually break. The settlement agreement will expire at the end of this year. The city will need to submit claims and file for an extended claim to include future breaks. Gubler stated leaks are showing up when hook ups occur. Gubler will meet with Attorney Snow in regards to the documentation of failures. There was an agreement that if there were a total of 30 failures they would agree to fully replace the line. A full inspection of the line and the past breaks need to be researched.

Lance Gubler:

The locust tree in front of the City hall needs to be removed or trimmed. The cost to remove the tree is \$1200.00, and \$750.00 to trim the limb. Langston would prefer to have the tree trimmed.

Karl Rasmussen:

Spoke about the new drainage fix for the Toquerville Boulevard driveway approach problem. Bringhurst asked when UDOT will approve this solution. A plan to implement the drainage apparatus needs to be done before the next city council meeting. Rasmussen will be doing quantity checks with Lance Gubler tomorrow. A punch list will be completed. The Rocky Mt Power issue needs closure on Cotton Gin/Hillside Project. Rasmussen will create a check list for different requirements and study reports for land development projects.

Ty Bringhurst:

The Almond Heights Phase 7 plans have been approved. In this plan Bringhurst believes a drainage study of the hillside will need to be required of the developer. Bringhurst suggested a drainage study report be mandated for future development of subdivisions in the land management code. Pratt Engineering will be double checking ProValues' work on this project. Bringhurst would like subdivision plans to be seen before they are fully approved. Attorney Snow would suggest that councilmembers show up to the staff review meeting when these approvals are being made. Bringhurst questioned who will be Toquerville City's Emergency Management Coordinator. Further research and discussion will occur on this topic at a later time.

Keen Ellsworth:

No report.

Mark Fahrenkamp:



Bringhurst and Fahrenkamp spoke briefly about the coordination of future plans on the Trail Ridge Estate restroom. Mayor LeFevre reminded the councilmembers a plaque will need to be placed on the building thanking the citizens of Toquerville for contributions made to "Rap Tax" making this building possible.

Paul Heideman:

Briefly spoke about Confluence Park Project and their implementation of how the irrigation system and the fields are being implemented in the area. Heideman will get with Treasurer Jeffery in regards to URS benefits before the next work meeting.

Brad Langston:

Would like to modify the current cemetery codes:

1. A concrete footprint requirement of 8-12 inches.
2. Toquerville City representative will drill two holes in the concrete area of the headstone to accommodate candy canes/shepherd hooks.
3. No benches will be permitted unless it is a headstone bench.
4. The final change is to remove the wording – "Headstones are to be flush with the lawn" because the headstones are not flush to the lawn.

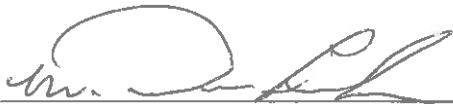
The Tree City Shangri-La Project can be finished if there is a contribution from the City.

Langston inquired if \$20,000 may be transferred from the LED funds to finish the Tree City Project. This can be done by amending the budget. Langston would like the limb of the old locust on the City Hall yard to be trimmed or removed. It is a public safety issue.

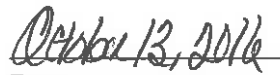
Mayor LeFevre:

Mayor attended the CIB meeting today. Toquerville City received \$44,500.00 from the CIB grant, which gives the city a total of \$90,000 to modify the general plan and the master transportation plan. The city will see funds after the funding meeting, possibly in October.

Mayor LeFevre adjourned meeting at 7:19 pm.



Toquerville Mayor – Darrin LeFevre



Date



Attest:

City of Toquerville Recorder – Dana McKim

